

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**May 20, 2014**

**7:00**

**CALL TO ORDER:** G. Fogarty called the meeting to order at 7:01.

**Present:** G. Fogarty, R. Amato, J. Duncan, R. Savalle, R. LaBonte, E. Wenzel Alt., E. Natoli Alt., R. Serra (SECCOG Planner)

**Absent:** G. Walter, V. Smith, J. Gadbois Alt.,

**Guests** See File Copy

**PUBLIC HEARING:** None

**PUBLIC COMMENT-**None

**(The Commission reordered the agenda to hear Attorney Byrne's presentation at the beginning of the meeting.)**

**NEW BUSINESS:**

**1. Steve Byrne-Roles and Responsibilities**

Land Use Attorney Steve Byrne spoke to the Commission on Roles and Responsibilities. Some of the items/issues he discussed were:

- Courts will overturn decisions on a technicality but not necessarily on merit
- Notice all site walks, minutes must be taken if any discussion on walk pertaining to Commission business/application
- Cannot discuss pending applications with public
- No online discussions about Commission business
- All discussion on Commission business should take place at the meeting
- To continue a hearing must state time, place, and date, otherwise need to notice twice

- State statutes and zoning regulations give authority
- Commission can always have a public hearing
- Applications are received at first meeting, that is when the clock starts on the application process
- Zoning regulation amendments are effective after notice in paper
- ¾ vote to approve subdivision waivers

#### **PETITIONERS:**

**1. SE # 14-04-01, 348 New London Road-Applicant Horace Lindo. Multi Family Dwelling**

R. Serra gave an overview of the application. He reminded the members that this is the same application that came before them the previous year but was denied due to the net buildable area configuration in their previous regulations which have since been amended. He stated Conn DOT is looking at the driveway. The Sanitarian and Wetlands approvals have all been received.

**M/S/C (Amato/LaBonte) to schedule a public hearing on June 17, 2014, 7:00 at Salem Town Hall to hear application SE #14-04-01, Horace Lindo 388 New London Road. Vote: Approved Unanimously**

#### **APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

- 1. April 22, 2014 Regular Meeting**  
**M/S/C (Savalle/Amato) to approve the April 22, 2014 minutes as presented**  
**Vote: Approved.**

**OLD BUSINESS**      **None**

#### **ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: Submitted (see file copy)**

- 1. Town Planner Report-**R. Serra informed the members there is a workshop on housing on June 9<sup>th</sup> at the SECCOG.

The renewals for the campgrounds and quarry's have been received and inspected.

The UCONN presentation was held

R. Serra will be attending an EDC meeting at their request.

The flood insurance program, "Big Waters" is delayed for the foreseeable future.

**PLUS/DELTAS:**        **The Commission discussed the positive and negative aspects of the meeting.**

**CORRESPONDENCE:**        **None**

**ADJOURNMENT:**

**M/S/C (LaBonte/Amato) to adjourn at 9:05 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**